

**Electronically Recorded**

Official Public Records

**Tarrant County Texas**

12/29/2010 7:53 AM

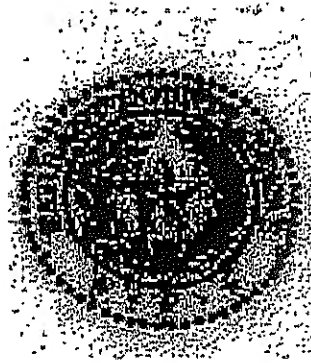
**D210319592**



Suzanne Henderson

PGS 6 \$36.00

Submitter: ACS



CHESAPEAKE ENERGY CORP.  
ATTN: RECORDING TEAM  
P.O. BOX 18496  
OKLAHOMA CITY, OK 73154

Submitter: CHESAPEAKE OPERATING, INC

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SUZANNE HENDERSON  
TARRANT COUNTY CLERK  
TARRANT COUNTY COURTHOUSE  
100 WEST WEATHERFORD  
FORT WORTH, TX 76196-0401

**DO NOT DESTROY**

**WARNING – THIS IS PART OF THE OFFICIAL RECORD**

ELECTRONICALLY RECORDED  
BY ERXCHANGE

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**ELECTRICAL UTILITY EASEMENT AND RIGHT-OF-WAY**

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

Grantor(s):

Chesapeake Land Development Company L.L.C.,  
(f/k/a Chesapeake Land Company, L.L.C.)  
an Oklahoma limited liability company  
6100 N Western Ave  
Oklahoma City, OK 73118-1044

Grantee:

CHESAPEAKE OPERATING, INC.,  
an Oklahoma corporation  
P.O. Box 18496  
Oklahoma City, OK 73154

That Chesapeake Land Development Company, L.L.C., (f/k/a Chesapeake Land Company L.L.C.) an Oklahoma limited liability company, whose mailing address is 6100 N Western Ave, Oklahoma City, OK, 73118-1044, hereinafter called "Grantor" (whether one or more), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, transfer, assign and convey unto CHESAPEAKE OPERATING, INC., an Oklahoma corporation, whose mailing address is P.O. Box 18496, Oklahoma City, OK 73154, and to its successors and/or assigns, hereinafter called "Grantee," a perpetual continuous easement and right-of-way fifteen ft. (15') in width (the "Easement"), as depicted on Exhibit "A" attached hereto, for placing, constructing, installing, inspecting, improving, operating, reconstructing, repairing, maintaining, replacing, relocating, changing the configuration of, modifying in size, number, operating capacity or otherwise and removing electrical utilities and utility services (including but not limited to sub-stations, poles, transmission, distribution, and other facilities and equipment, variable numbers of wires, lines, cables, surface mounted equipment, meters, conduits, manholes, vaults, transformers, switches, and sectionalizing devices, hereafter referred to as the "Electrical Equipment"), as they now exist or shall be hereinafter installed, including all appurtenances, attachments, and related acts deemed by Grantee to be necessary and/or desirable for Grantee's operation, over, under, across and upon Grantor's land to wit described in Exhibit "A" attached hereto and made a part hereof for all purposes (hereinafter "Grantor's Land").

For the same consideration and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the above-described Easement is subject to the following terms and conditions:

1. Grantee Access. Grantee, its agent, employees, contractors and subcontractors are hereby granted the right of pedestrian and vehicular ingress and egress over, across, upon and through Grantor's Land, and upon and along said Easement in connection with and during the construction of the Electrical Equipment and for all other purposes of constructing, maintaining, operating, repairing, removing, replacing, reconstructing, and all other activities reasonable and necessary in connection with the electric service line on said Easement.

2. Restrictions on Grantor Use of Easement. Grantee shall have the right to prevent construction or placement within the Easement, any and all buildings, structures or other similar obstructions which may, at the sole judgment of Grantee, endanger or interfere with Grantee's use of this Easement or the efficiency, safety or convenient operation of said Electrical Equipment now or at any time in the future. If such buildings, materials, structures, or other obstructions are constructed or otherwise placed within the Easement by Grantor or any other party without the prior written consent of Grantee, then Grantee shall have the right to remove same from the Easement and Grantor agrees to pay Grantee the reasonable cost of such removal. Grantor shall not make changes in grade, elevation or contour of the land within the Easement without prior written consent of Grantee.

3. Grantee Right to Keep Clear Right of Way. Grantee shall have the right to trim or remove trees or shrubbery within said Easement, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the reasonable judgment of Grantee, such trimming or removal may be necessary to prevent unreasonable interference with the operation of said Electrical Equipment or to remove possible hazards thereto.

4. Grantee Operation of Electrical Equipment. Grantor agrees that all Electrical Equipment shall remain the property of Grantee and may be removed at the sole option of Grantee. Grantor further covenants that Grantor, Grantor's heirs, successors and assigns shall facilitate and assist Grantee in exercising its rights herein described. Grantor further covenants that Grantor, Grantor's heirs, successors and assigns shall not, individually, or in combination with others, interfere directly or indirectly with Grantee's use of this Easement now or at any time in the future, or with the efficiency, safety or convenient operation of the Electrical Equipment.

5. Grantee Assignment. Grantee and Grantee's successors and assigns will have the right to assign (and/or license), or transfer this Electrical Utility Easement and Right-Of-Way Agreement in whole or in part.

6. Grantee reconveyance to grantor. Grantee may at any time, and shall upon permanent abandonment of said right-of-way, execute and record a reconveyance and release, whereupon this right-of-way and all rights and privileges herein granted shall be canceled and terminated. This Agreement shall remain in full force and effect until such time as Grantee permanently abandons the right-of-way herein described. Upon permanent abandonment, Grantee may, but shall not be obligated to, remove the facilities constructed on the right-of-way.

7. Entire Agreement. This Electrical Utility Easement and Right-Of-Way Agreement contains all covenants and terms between Grantor and Grantee related to the Easement. Any oral representations or modifications concerning this Electrical Utility Easement and Right-Of-Way Agreement shall be of no force and effect. Any subsequent amendment or modification to this Electrical Utility Easement and Right-Of-way Agreement must be in a writing signed by both Grantor and Grantee. No waiver by Grantee of any default or breach of any covenant, condition, or stipulation herein contained, or delay by Grantee in the utilization of any right herein granted,

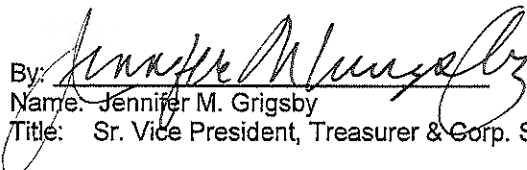
shall be treated as a waiver of any subsequent default or breach of the same or any other covenant condition or stipulation, or as waiver of any right of Grantee or of the ability of Grantee to utilize any such right at a future date.

TO HAVE AND TO HOLD the Easement unto said Grantee, its successors and assigns, forever, and Grantor hereby binds Grantor, and Grantor's successors, assigns, and heirs to warrant and forever defend said Easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED the 14<sup>th</sup> day of Dec., 2010.

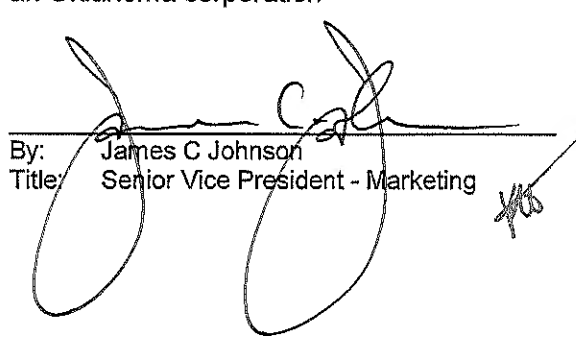
**GRANTOR:**

CHESAPEAKE LAND DEVELOPMENT COMPANY  
L.L.C.,  
(f/k/a Chesapeake Land Company, L.L.C.)  
an Oklahoma limited liability company

By:   
Name: Jennifer M. Grigsby  
Title: Sr. Vice President, Treasurer & Corp. Secretary

**GRANTEE:**

CHESAPEAKE OPERATING, INC.,  
an Oklahoma corporation

By:   
Name: James C. Johnson  
Title: Senior Vice President - Marketing

CORPORATE ACKNOWLEDGEMENT

STATE OF OKLAHOMA

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COUNTY OF OKLAHOMA

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This instrument was acknowledged before me on the 14<sup>th</sup> day of December, 2010 by Jennifer M. Grigsby, as Senior Vice President – Treasurer and Corporate Secretary of Chesapeake Land Development Company, L.L.C., (f/k/a Chesapeake Land Company, L.L.C.) an Oklahoma limited liability company, on behalf of said limited liability company.



Tarah Bates

Notary Public, State of Oklahoma

Printed Name: Tarah Bates

Commission Expires: 03/01/2014

STATE OF OKLAHOMA

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COUNTY OF OKLAHOMA

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This instrument was acknowledged before me on the 14<sup>th</sup> day of December, 2010 by James C. Johnson, as Senior Vice President - Marketing of Chesapeake Operating, Inc., an Oklahoma corporation, on behalf of said corporation.



Tarah Bates

Notary's Public, State of Oklahoma

My Commission Expires: 03/01/2014

Commission Number: 06002337

## VICINITY MAP - NTS

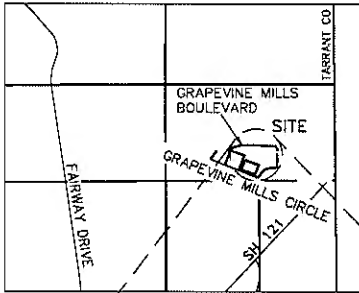
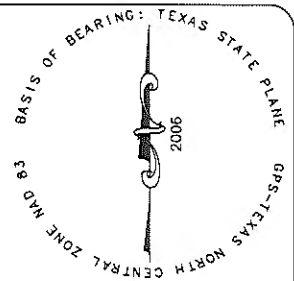


EXHIBIT 'A'  
J GIBSON SURVEY, A-587  
TARRANT COUNTY, TEXAS



50' UTILITY EASEMENT  
VOL. 12429, PG. 2207  
D.R.T.C.T.

GRAPEVINE MILLS BOULEVARD

CM 1/2" IRF

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.  
INST. NO. D208137208  
O.P.R.T.C.T.  
883.5 FEET OR 53.6 RODS

J GIBSON SURVEY  
A-587

50' PIPELINE EASEMENT  
CITGO PRODUCTS PIPELINE COMPANY  
VOL. 12429, PG. 2150  
D.R.T.C.T.

CITY OF GRAPEVINE  
LANDSCAPE EASEMENT  
VOL. 12429, PG. 2169  
O.P.R.T.C.T.

APPLE NINE  
VENTURES OWNERSHIP, INC.  
INST. NO. D209092903  
O.P.R.T.C.T.

TEXAS MIDSTREAM GAS SERVICES, L.L.C.  
EASEMENT AND RIGHT OF WAY AGREEMENT  
INST. NO. D210049337  
O.P.R.T.C.T.

15' WIDE COI  
UTILITY EASEMENT

APPLE NINE VENTURES OWNERSHIP, INC.  
INST. NO. D210038217  
O.P.R.T.C.T.

ELECTRIC BOX

S02° 02' 34"E  
825.8'

CM 1/2" IRF

CITY OF GRAPEVINE  
LANDSCAPE EASEMENT  
VOL. 12429, PG. 2169  
O.P.R.T.C.T.

GRAPEVINE MILLS 2H

ELECTRIC BOX

50' UTILITY EASEMENT  
VOL. 12429, PG. 2207  
D.R.T.C.T.

CHESAPEAKE LAND  
DEVELOPMENT COMPANY, L.L.C.  
ACCESS EASEMENT  
INST. NO. D210003200  
O.P.R.T.C.T.

50' PIPELINE EASEMENT  
CITGO PRODUCTS PIPELINE COMPANY  
VOL. 12429, PG. 2150  
D.R.T.C.T.

## LINE AND CURVE TABLE

Line/curve #	Distance	Bearing/ Crd. Brg.	Radius
L1	51.8	N79° 01' 06"W	
L2	170.4	S5° 35' 51"W	
C1	163.8'	S43° 15' 05"W	137.5'
L3	99.5	S76° 34' 02"W	
C2	313.5'	S52° 08' 25"W	369.0'
C3	60.4'	S67° 15' 46"W	52.1'
L4	24.1	N83° 33' 05"W	

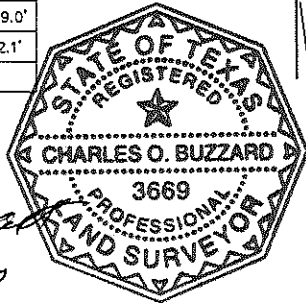
H SUGGS  
A-1415

J GIBSON SURVEY  
A-586



## LEGEND

EXISTING PIPELINE	EPL
DEED LINE	---
ABSTRACT LINE	- - -
ROADS PADS	---
OVERHEAD POWER	OHP
VALVE SITE	---
U.C. UTILITIES	---
RAILROADS	+
UTILITY EASEMENT	---
FENCE	X
TOP	---
TOE	---
EQUIPMENT	---
WELL SPOT	XX
LANDHOOK	---
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS	
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS	
POC = POINT OF COMMENCING	
POB = POINT OF BEGINNING	



CHARLES O. BUZZARD  
TEXAS R.P.L.S. NO.: 3669

## NOTE:

This plat represents an utility easement and does not represent a true boundary survey. The footages and ties shown are from lines of occupation, not from actual property corners. All landowner information, property lines and descriptions are shown based on information provided by client.

Chesapeake  
ENERGY

Gateway  
Services  
Group

2846 SE LOOP 820  
FT. WORTH, TX 76140  
OFF. (817) 551-5108  
FAX (817) 551-9408  
REG. NO. 100212-01

10-0595 GRAPEVINE MILLS PAD  
CHESAPEAKE OPERATING, INC. UTILITY EASEMENT  
ASBUILT  
CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C. LANDS  
J GIBSON SURVEY A-587  
TARRANT COUNTY, TEXAS

DRAWN BY: BFT	DATE: 09/03/2010	CHK'D: COB
G.S.C. DWG. NUMBER: 10-0595-001	SCALE: 1"=200'	
DWG. NAME: 10-0595 GRAPEVINE MILLS PAD		
REV.	DESCRIPTION	DATE